

098.0

0003

0005.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

USE VALUE:

1,408,600 / 1,408,600

ASSESSED:

1,408,600 / 1,408,600


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
75		WINCHESTER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: FRENCH WILLIAM JR/CHRISTINE M	
Owner 2:	
Owner 3:	

Street 1: 75 WINCHESTER RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: CARRASCO DAVID -

Owner 2: WHITLEY LUGENE -

Street 1: 75 WINCHESTER RD

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 10,840 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Brick Veneer Exterior and 2797 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 10 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10840		Sq. Ft.	Site		0	70.	0.69	4									521,637						521,600	

IN PROCESS APPRAISAL SUMMARY										Legal Description		User Acct									
Use Code										Land Size		Building Value		Yard Items		Land Value		Total Value			
101										10840.000		884,200		2,800		521,600		1,408,600			
Total Card										0.249		884,200		2,800		521,600		1,408,600			
Total Parcel										0.249		884,200		2,800		521,600		1,408,600			
Source: Market Adj Cost										Market Adj Cost		Total Value per SQ unit /Card:		503.61		/Parcel:		503.6			

IN PROCESS APPRAISAL SUMMARY										Entered Lot Size		User Acct									
Use Code										Land Size		Building Value		Yard Items		Land Value		Total Value			
101										10840.000		884,200		2,800		521,600		1,408,600			
Total Card										0.249		884,200		2,800		521,600		1,408,600			
Total Parcel										0.249		884,200		2,800		521,600		1,408,600			
Source: Market Adj Cost										Market Adj Cost		Total Value per SQ unit /Card:		503.61		/Parcel:		503.6			

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Total Parcel										0.249		884,200		2,800		521,600		1,408,600			
Source: Market Adj Cost										Market Adj Cost		Total Value per SQ unit /Card:		503.61		/Parcel:		503.6			

IN PROCESS APPRAISAL SUMMARY		Entered Lot Size		Total Land:		Land Unit Type:		User Acct	
Use Code		Land Size		Building Value		Yard Items		Land Value	
101		10840.000		884,200		2,800		521,600	
Total Card		0.249		884,200		2,800		521,600	
Total Parcel		0.249		884,200		2,800		521,600	
Source: Market Adj Cost		Market Adj Cost		Total Value per SQ unit /Card:		503.61</td			

